R2894576 Manufactured with Land

## 16 1400 164 AVENUE SURREY

King George Corridor, V4A 8V5

Residential Detached \$799,000 (LP)

Depth/Size (ft):						
		Bedrooms:	2	Approx. Year Buil	lt: 1987	7
rontage (ft):		Bathrooms:	2	Age:	37	
ot Area:		Full Baths:	2	Zoning:	RES	3
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.0	00
ear Yard Exp:		Maint. Fee:	180.25	For Tax Year:	2023	3
iew:	No			P.I.D.:	008-	-028-672
yle of Home:	Rancher/Bungalow		Parking:	Total: 2 - Covered:	:1	
onstruction:	Frame - Wood		Covered Parking:	1		
xterior:	Vinyl		Parking Access:			
oundation:	,		Parking:	Garage; Single		
ain Screen:			Locker:			
enovations:			Units in Dev:	90 - Total Units in	Strata: 90	
of Fireplaces:	0 - Fuel: Natural Gas		Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
el/Heating:	Baseboard		Property Disc:	Yes		
utdoor Area:	Sundeck(s)		PAD Rental:	0.00		
/pe of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Mixed		Fixtures Rmvd:	No		
gmt. Company:	No Fraser Campbell Gateway Gardens					
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf (	OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref	, TOWNSHIP 1, NEW WESTMINST THE UNIT ENTITLEMENT OF THE rigerator,Security System,Stove,Vac	E STRATA LOT AS SHO		
iew: Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest.	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref	THE UNIT ENTITLEMENT OF THE	E STRATA LOT AS SHO		1
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s):	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref ealty Ltd.	THE UNIT ENTITLEMENT OF THE	E STRATA LOT AS SHO	OWN ON FORM	1
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf O Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref ealty Ltd.	THE UNIT ENTITLEMENT OF THE	E STRATA LOT AS SHO	OWN ON FORM	1
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s):  oor	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref ealty Ltd. Dimensions 8'6 x 8'	THE UNIT ENTITLEMENT OF THE	E STRATA LOT AS SHO	OWN ON FORM	1
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s):	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re <b>Type</b> Kitchen Living Room	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref Palty Ltd. Dimensions 8'6 x 8' 14' x 12'	THE UNIT ENTITLEMENT OF THE	E STRATA LOT AS SHO	OWN ON FORM	1
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: /law Restric: sting Broker(s): oor ain ain ain	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re <b>Type</b> Kitchen Living Room Dining Room	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref ealty Ltd. Dimensions 8'6 x 8' 14' x 12' 8'6 x 12'	THE UNIT ENTITLEMENT OF THE	E STRATA LOT AS SHO	OWN ON FORM	1
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: daw Restric: sting Broker(s): bor nin in in in	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re <b>Type</b> Kitchen Living Room Dining Room Other	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref ealty Ltd. Dimensions 8'6 x 8' 14' x 12' 8'6 x 12' 12'3 x 8'6	THE UNIT ENTITLEMENT OF THE	E STRATA LOT AS SHO	OWN ON FORM	1
gmt. Company: pmplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): por ain ain ain ain	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re <b>Type</b> Kitchen Living Room Dining Room Other Primary Bedroom Bedroom	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref Palty Ltd. Dimensions 8'6 x 8' 14' x 12' 8'6 x 12' 12'3 x 8'6 14' x 12'6 12' x 11'	THE UNIT ENTITLEMENT OF THE rigerator,Security System,Stove,Vac	E STRATA LOT AS SHO	OWN ON FORM	1 nsions
gmt. Company: omplex / Subdiv: rvices Connected: gal: nenities: te Influences: atures: rlaw Restric: sting Broker(s): oor in in in in in in in	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re <b>Type</b> Kitchen Living Room Dining Room Other Primary Bedroom Bedroom	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref Palty Ltd. Dimensions 8'6 × 8' 14' × 12' 8'6 × 12' 12'3 × 8'6 14' × 12'6 12' × 11' # Of Rooms:	THE UNIT ENTITLEMENT OF THE rigerator,Security System,Stove,Vac	E STRATA LOT AS SHO cuum - Built In Type Bathroom Floor	OWN ON FORM Dimen	1 Isions Ensuite?
gmt. Company: pmplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: rlaw Restric: sting Broker(s): por ain ain ain ain ain ain ain	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re Vitchen Living Room Dining Room Other Primary Bedroom Bedroom	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref Palty Ltd. Dimensions 8'6 x 8' 14' x 12' 8'6 x 12' 12'3 x 8'6 14' x 12'6 12' x 11'	THE UNIT ENTITLEMENT OF THE rigerator,Security System,Stove,Vac	E STRATA LOT AS SHO cuum - Built In Type Bathroom Floor Main	OWN ON FORM Dimen # of Pieces 4	1 Isions Ensuite? Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re Vitchen Living Room Dining Room Other Primary Bedroom Bedroom 1,163 sqft 0 sqft 0 sqft	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref Palty Ltd. Dimensions 8'6 x 8' 14' x 12' 8'6 x 12' 12'3 x 8'6 14' x 12'6 12' x 11' # Of Rooms: # Of Kitchens: # Of Levels:	THE UNIT ENTITLEMENT OF THE rigerator,Security System,Stove,Vac	E STRATA LOT AS SHO cuum - Built In Type Bathroom Floor	OWN ON FORM Dimen	1 Isions Ensuite?
gmt. Company: pomplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): 	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re Vitchen Living Room Dining Room Other Primary Bedroom Bedroom 1,163 sqft 0 sqft 0 sqft 0 sqft 0 sqft	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref eatty Ltd. Dimensions 8'6 × 8' 14' x 12' 8'6 × 12' 12'3 × 8'6 14' x 12'6 12' x 11' # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	THE UNIT ENTITLEMENT OF THE rigerator,Security System,Stove,Vac Floor 6 1 1 1	E STRATA LOT AS SHO cuum - Built In Type Bathroom Floor Main	OWN ON FORM Dimen # of Pieces 4	1 Isions Ensuite? Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	Fraser Campbell Gateway Gardens Electricity,Natural Gas LOT 16, PLAN NWS2 INTHE COMMON PR In Suite Laundry Gated Complex,Golf ( Clothes Washer/Drye Pets Allowed w/Rest. Hugh & McKinnon Re Vitchen Living Room Dining Room Other Primary Bedroom Bedroom 1,163 sqft 0 sqft 0 sqft	584, PART NE1/4, SECTION 12 OPERTY IN PROPORTION TO Course Nearby,Private Yard r,Dishwasher,Oven - Built In,Ref Palty Ltd. Dimensions 8'6 x 8' 14' x 12' 8'6 x 12' 12'3 x 8'6 14' x 12'6 12' x 11' # Of Rooms: # Of Kitchens: # Of Levels:	THE UNIT ENTITLEMENT OF THE rigerator,Security System,Stove,Vac Floor 6 1 1 None	E STRATA LOT AS SHO cuum - Built In Type Bathroom Floor Main	OWN ON FORM Dimen # of Pieces 4	1 Isions Ensuite? Yes

Peaceful,quiet,private,relaxing, bright and comfortable. These are just a few words to describe this well laid out two bedroom two bathroom rancher in the highly desired Gateway Gardens complex. This home is on the quiet side of the complex and has tons of private fenced yard space. It has a sundeck out front facing east for morning sun, two more patios that are covered for shade on the south side of the home with a larger yard space in the back facing west. The floor plan offers large rooms with open concept and has newer hot water tank built in vac, large laundry room with clothes washer dryer, new fridge, stove microwave dishwasher. Hurry and book an showing today. This one won't last

COTCIC. Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.